Whitmarsh Lockhart

FOR SALE



Unit A4 Ashville Centre, Hampton Park West,

Melksham, SN12 6ZE

MODERN WAREHOUSE/WORKSHOP FACILITY WITH ANCILLARY OFFICE

2,910 sq ft

(270.35 sq m)

- ATTRACTIVE MODERN FACILITIES
- MINIMUM 6M EAVES
- FITTED OFFICE AREA
- INSULATED UP AND OVER VEHICLE ACCESS DOOR
- DEDICATED CAR PARKING
- KITCHENETTE AND WC FACILITIES

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Summary

Available Size	2,910 sq ft / 270.35 sq m
Price	Offers in the region of £540,000 plus VAT
Business Rates	Please contact the agent for further details.
EPC	Upon enquiry

Location

The Ashville Centre forms part of the popular and successful Hampton West employment area. It has direct access to the A350 and holds a strategic location on the main route between the M4 and the south coast.

Melksham town centre is 1.6 miles to the north and via the A350, Junction 17 of the M4 is 13 miles.

The Ashville Centre holds a prominent location on Commerce Way, one of the principal estate roads on Hampton Park West. Other occupiers include Avon Rubber, Wiltshire Constabulary, G-Plan and Nor Brems.

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Description

Unit A4 provides a high quality warehousing/workshop space with ancillary office.

Vehicle access to the unit is gained via an insulated up and over loading door. Minimum internal eaves height 6m.

Unit A4 is fitted with WC and kitchenette facility at ground floor.

At first floor, there is a fitted office area with suspended ceilings, heating and carpeting.

Outside, the unit benefits from allocated parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Unit A4 Storage/Workshop (including WC & Kitchenette)	1,940	180.23
1st - Unit A4 Fitted Office Area	970	90.12
Total	**2,910**	**270.35**

Tenure

The property is sold freehold with vacant possession.

Please note there is a service charge contribution towards the communal estate road and landscaping.

Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these regulations.

Viewings

Viewing and further information is strictly by prior appointment through the agent.



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